



**PLANNING AND ZONING
MINUTES
JUNE 21, 2022 – 6:00 P.M.
BRIDGEVILLE PUBLIC LIBRARY & ZOOM**

A regularly scheduled meeting of the Planning and Zoning Commission was held on June 21, 2022, at 6:00 PM, at the Bridgeville Public Library, and via Zoom.

The following were present:

Clint Whaley	Planning and Zoning Chairman
Kelly Davis	Planning and Zoning Secretary
Patricia Correll	Planning and Zoning Commissioner
Jack Cannon	Planning and Zoning Commissioner
Cliff Oliver	Planning and Zoning Commissioner

Bethany DeBussy	Town Manager
Melissa Cassimore	Town Financial Manager
Dennis Schrader	Town Solicitor

Absent:	Jay Mervine	Planning and Zoning Commissioner
	Matt Davis	Planning and Zoning Commissioner

CALL TO ORDER:

The meeting was called to order by Chairman Whaley

QUORUM PRESENT:

Chairman Whaley reported that a quorum was present.

APPROVAL OF MINUTES:

Motion to approve April 19, 2022, Planning and Zoning Minutes– Motion Oliver; 2nd – K. Davis; motion carried (5-0).

Commissioner Correll-Yes	Commissioner Cannon-Yes
Commissioner K. Davis-Yes	Commissioner Oliver-Yes
Chairman Whaley-Yes	

Motion to approve May 17, 2022, Planning and Zoning Minutes– Motion Correll; 2nd – Cannon; motion carried (5-0).

Commissioner Correll-Yes	Commissioner Cannon-Yes
Commissioner K. Davis-Yes	Commissioner Oliver-Yes
Chairman Whaley-Yes	

NEW BUSINESS:

Heritage Shores Phase 3B Revisions

Demetrios Kaouris of McAllister, De Tar, Showalter & Walker LLC, Attorney for Passwaters Farm presented the request. Dustin & Bob Rauch of Rauch Inc. were present via Zoom. Ms. Davis questioned the total number of lots in 3-B. Mr. Kaouris answered there will be 174 lots in Phase 3B. Mr. Oliver questioned the storm drain configuration. Bob Rauch stated the engineers have reviewed and agree with the design. Jason Loar of Davis, Bowen & Friedel, Inc. confirmed he agrees with the design. Mr. Oliver questioned the radius of the turns and the potential for parking restrictions. Bob Rauch stated they submit the plans to the Fire Marshall and follow their recommendations. Dustin Rauch confirmed the project was reviewed by the Fire Marshall and all comments were addressed. Mr. Schrader added if the street is ever dedicated to the Town, and accepted, the Town would address any issues.

Motion to approve the Minor Development Plan revision to reduce the number of lots, Motion - Correll; 2nd – Oliver; motion carried (5-0).

Commissioner Correll-Yes
Commissioner K. Davis-Yes
Chairman Whaley-Yes

Commissioner Cannon-Yes
Commissioner Oliver-Yes

NEW BUSINESS:

Heritage Shores Phase 4F

Demetrios Kaouris of McAllister, De Tar, Showalter & Walker LLC, Attorney for Passwaters Farm presented the request. Dustin & Bob Rauch of Rauch Inc. were present via Zoom. Ms. Davis questioned the number of units. Mr. Kaouris stated there will be 120 detached single-family units. Mr. Schrader asked how many will be age restricted. Mr. Kaouris answered all units will be age restricted and part of the HOA. Mr. Whaley asked if approved, what will be the total number of lots. Mr. Kaouris answered there will be 485 future lots to complete the 2000 lots. Jason Loar of Davis, Bowen & Friedel, Inc. confirmed he agrees with the design. Lauren Good of Wallace Montgomery reviewed the project and did not have anything to add.

Motion to approve the Final Development Plan, Motion - Oliver; 2nd – K. Davis; motion carried (5-0).

Commissioner Correll-Yes
Commissioner K. Davis-Yes
Chairman Whaley-Yes

Commissioner Cannon-Yes
Commissioner Oliver-Yes

NEW BUSINESS:

Heritage Shores Landscaping Business- 131-14.00-44.16-Temporary Use Minor Development Plan Application

Item was removed.

NEW BUSINESS:

GED S. Main Dist. LLC - PODS of Bridgeville - Major Development Plan - 131-15.00-1.00

Mr. Vince Robertson of Parkowski Guerke & Swayze, Attorney for GED S. Main Dist, LLC presented the request for the outside storage be considered under the provisions of Town Code 234-45 Accessory Uses.

Motion to declare the outside storage be considered an Accessory Use, Motion – K. Davis; 2nd – Correll; motion carried (4-1).

Commissioner Correll-Yes
Commissioner K. Davis-Yes
Chairman Whaley-Yes

Commissioner Cannon-Yes
Commissioner Oliver-No

Gary Krupnick & Stevianne Ognibene of West Rac Contracting Corp. for GED S Main Dist., LLC were present. Ken Christenbury of Axiom Engineering, LLC presented the application and discussed the changes to the traffic pattern of the vehicles will be one way in/out, the placement of the building being moved closer, and the location of all outside storage of PODS will be behind the building (from the Main Street view). Mr. Schrader questioned how far the rear property line is to RT 13. Mr. Christenbury calculated 380 feet. Mr. Whaley asked the distance to the nearest driveway and if a deceleration lane was required. Mr. Christenbury stated the distance to the nearest driveway is approximately 50-60 feet center to center and a deceleration lane was not required. Ms. Correll questioned the building color. Mr. Krupnick stated the building colors will be earth tones. Mr. Oliver asked if the Phase 2 area will be grass until constructed. Mr. Krupnick confirmed. Mr. Oliver suggested additional landscape screening around the storm water pond. Mr. Christenbury stated that was not allowed. Ms. DeBussy asked how long they anticipated it may be before starting Phase 2 construction. Mr. Krupnick stated the last two projects were fully built out before the business opened. Mr. Whaley questioned how many jobs will be created. Mr. Krupnick answered 15-16 positions. Jason Loar of Davis, Bowen & Friedel, Inc. did not have anything to add to his review. Lauren Good of Wallace Montgomery discussed her review and clarified the documents handed out were similar to the ones dated June 15th. Mr. Christenbury confirmed.

Motion to approve the Major Development Plan with 2 Phases and the landscaping plan dated June 16th. Phase 1 will include the storage of 303 outside PODS stacked no more than 3 high, Phase 2 will include the storage of 252 outside PODS stacked no more than 3 high. Motion – K. Davis; 2nd – Correll; motion carried (5-0).

Commissioner Correll-Yes
Commissioner K. Davis-Yes
Chairman Whaley-Yes

Commissioner Cannon-Yes
Commissioner Oliver-Yes

GOOD OF THE ORDER:

None.

ADJOURNMENT:

The meeting was adjourned at 6:59 P.M.

Respectfully submitted,

Melissa Cassimore, Transcriptionist